

Regular Meeting

Agenda Item #	6
Meeting Date	March 14, 2005
Prepared By	Rob Inerfeld Senior Planner
Approved By	Barbara B. Matthews City Manager

Discussion Item	Resolution concerning proposed subdivision of property at 501 Philadelphia Avenue
Background	<p>George Askew and Katherine Russell, the owners of the single family house located at 501 Philadelphia Avenue in Takoma Park, would like to subdivide their property into two residential lots and construct a new house that would face Boston Avenue.</p> <p>Subdivision of individual residential lots is typically fairly straightforward as long as the proposed subdivision meets the following conditions:</p> <ul style="list-style-type: none"> • The new lot meets the standards of a buildable lot. • The shape of the lots created is consistent with the existing development pattern in the neighborhood. • There is road and utility service available. <p>The subdivision process for the City of Takoma Park is regulated by the Maryland-National Capital Park and Planning Commission (“Park and Planning”). Park and Planning staff have indicated that they will likely recommend approval of the proposed subdivision.</p> <p>During a work session on February 28, 2005, Mr. Askew addressed the City Council about his proposal. During the public comment period, there were concerns expressed about the potential impact of the proposed development on existing trees and on the historic district. If their subdivision proposal is approved, Mr. Askew and Ms. Russell would be required to comply with all City regulations, including the tree ordinance, when they construct their new home. While the property is adjacent to the Philadelphia Avenue boundaries of the historic district, it is not located within the district; consequently, neither the existing house nor the proposed structure, which would front on Boston Avenue, are subject to the review and regulations of the Historic Preservation Commission.</p> <p>The consensus of the City Council at the February 28 meeting was to take no position on this proposed subdivision.</p>
Policy	<p>“Preservation of the residential character of Takoma Park neighborhoods.” <i>Takoma Park Master Plan (December 2000)</i></p> <p>“Development should occur on previously developed land or on infill property.” <i>Guidelines for Construction and Renovation in Takoma Park: Creating a Sustainable Environment (Adopted by Resolution on November 29, 1999)</i></p>

Fiscal Impact	If approved by Park and Planning, the subdivision would create one new single-family residential property, which would generate additional property tax revenue for the City.
Attachments	Resolution of no position regarding proposed subdivision of 501 Philadelphia Avenue
Recommendation	Staff recommends that the City Council approve the accompanying resolution.

Introduced by:

RESOLUTION #2005 -

**Resolution Taking No Position on the Proposed Subdivision of
501 Philadelphia Avenue**

WHEREAS, George Askew and Katherine Russell, the owners of 501 Philadelphia Avenue in Takoma Park, are proposing to subdivide their property into two separate parcels; and

WHEREAS, the Montgomery County Planning Board is responsible for the review and approval of all subdivision requests within the City of Takoma Park; and

WHEREAS, the Takoma Park City Council also reviews subdivision requests within the City of Takoma Park, and advises the Montgomery County Planning Board of additional information or City policies or positions when present; and

WHEREAS, the Council considered the proposed subdivision on February 28, 2005, meeting with the owners of the property and accepting public comment.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park takes no position on the proposed subdivision of 501 Philadelphia Avenue.

Attest:

Catherine E. Waters
City Clerk